dues in the form of 8 months salary dues to their retiring employees as per the established practice and extent order issued by Government;

(b) if so, what are the reasons thereof;

(c) the number of such cases where this payment has been demurred;

(d) whether Government would issue necessary orders for the payment of the leave encashment dues admissible under the rules to the employees; and

(e) if not, the reasons therefor?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM): (a) Leave encashment for a period equivalent to accumulated unavailed earned leave subject to a maximum of 240 days standing at the credit of the employees at the time of retirement is being paid to those employees who are governed by Central Civil Services (Leave) Rules, 1972 under Rule 39 thereof.

(b) to (e) Do not arise.

Conversion of lease hold system into free hold

4297. SHRI VIREN J. SHAH: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether Government have recently issued any instructions for the conversion of lease hold property into free hold property in Delhi;

(b) if so, what are the details in this regard; and

(c) what steps Government propose to take to help those persons who are paying only nominal lease money for the premises occupied by them for the last several years?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM): (a) and (b) For conversion of leasehold system of land tenure in Delhi into free hold detailed instructions have been issued on 14-2-92. Salient features of the orders are given in the statement attached. (See below)

(c) The orders already provide for free conversion of built up plots upto 50 sq. mts. and C type tenements, Janta flats and flats constructed by Group Housing Societies having plinth area upto 30 sq. mts. In the case of others, payment of conversion fee in 5 equal yearly instalments with payment of interest @ 12 per cent per annum is also permitted. No further proposal is under consideration of the Government.

Statement

The salient features of the orders relating to conversion of leasehold system of land tenure in Delhi into freehold are as follows:

1. Sanction would be applicable to lease which are residential and where the land use in the Master Plan is residential.

2. This would apply to built-up plots of 500 sq. mtrs. and below, flats and tenements allotted by DDA, tenements allotted by the Department of Rehabilitation L &; DO and flats constructed by Group Housing Societies on lands leased by the DDA.

3. One time conversion charges would be payable in the case of plots. This would be according to a formula linked to notified land rates in the case of plots. In the case of flats this is dependent on the category of flat and the zone in which the flat is situated.

4. Applicants would be required to file an affidavit that there is no unauthorise construction.

5. In cases where a portion of the house is used for non-residential purposes, additional conversion charges would be payable which would be three times the normal conversion charges for the area put to non-residential use.

6. Conversion would be allowed in cases where property transfer has taken place on general power of attorney provided applicant has proper power of attorney from the lessee to alienate the property and the applicant is in possession of the property. In such case surcharge of 33 1/3 per cent on the conversion charges would be payable in addition.

7. Public notices will be issued within 60 days by the agency administering the lease setting out the modalities for implementation of the order.

8. In cases of future allotment of flats, allotment will be on freehold basis and in cases of plots on leasehold basis and convesion of property to freehold once completion certificate is obtained from the local body.

Study made by Chamber of Commerce of Industry

4298. SHRI SANTOSH KUMAR SAHU: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether Government are aware of the study made by any Chamber of Commerce and Industry regarding housing needs by the end of the century;

(b) if so, what are the requirements and constraints contained in the study alongwith recommendations;

(c) the reaction of Government thereto; and

(d) the details of steps taken to declare Housing and Construction activities as Industry?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM): (a) and (b) Govt. is not aware of the study conducted recently by any Chamber of Commerce and Industry regarding housing needs by the end of the century. However, in Jan. 91 Federation of Indian Chamber of Commerce and Industry and National Housing Bank had jointly organised two workshops on Facilities for Financing and promoting House Construction Activity. The workshop had *inter alia* made an assessment of housing needs as in 1990 to be 29.2 million units. No assessment of housing needs by the turn of the century was, however, made in the said workshop. The recommendations of this worksop are given in the enclosed statement. (*See* below)

(c) Govt. have initiated various steps to augment the flow of funds for housing from different agencies and Sources and to meet the enchanged requirements of housing by removal of constraints to housing activity and by creating an enabling environment in the context of finalising the the approach to VIII plan.

(d) The manufacture of biulding materials already comes under the purview of industries. However, the service sector part of housing does not come within the purview of industry. The question of declaration of housing as an industry is under examination.

Statement

Work shop on facilities for Financing and promoting house construction activity

Sumary of Recomendations

There is an acute shortage in dwelling or housing units. The situation related to sanitation and service infrastructure is unsatisficatory. These shortcomings need to be removed and house construction made attractive.

The National Housing Policy has, *inter* alia, the objective to help people secure themselves shelter through access to land, materials, technology, finance, etc. Any sincere attempt in tackling the problem of housing needs to be appreciated and supported. The crittria for 'minimum quality house' should be evolved to facilitate a proper estimate of the housing shortage.

The housing shortage in 1950 is estimated at 29.2 million units. The demand